

Westfield-Washington Advisory Plan Commission held a meeting on Monday, November 19, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Steve Hoover, Ken Kingshill, Charles Lehman, Bill Sanders, Cindy Spoljaric, and Dan Degnan (7:28 p.m.)

City Staff Present: Jennifer Miller, Assistant Director; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the November 5, 2012 APC meeting as presented.

Motion: Kingshill; Second: Spoljaric; Vote: Passed by voice vote

Clark reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1209-PUD-10
Petitioner	Keeneland Park PUD
Description	Beazer Homes Indiana, LLC; SW Corner of Springmill Road and 169 th Street; petitioner requests a change in zoning on approximately 70 acres from the SF-2 District to the Keeneland Park PUD.

Mr. Jon Dobosiewicz discussed details of the project, including architectural styles, elevations, architectural standards, building materials, enhanced landscaping, and garage door designs. He added that since the last meeting, the maximum number of homes of one style has been reduced from 50% to 35%. He also added that the number of ranch homes along 169th Street will be reduced and that none will be allowed along Springmill Road. Dobosiewicz also stated that the amenities now include a swimming pool and bathhouse as well as a sport court, rather than the playground and pergola that were originally submitted.

Spoljaric stated that some of her concerns have not been specifically addressed, including enhanced rear elevations, size of a wood deck, size of a covered patio, window trim, and how much masonry on elevations.

Dobosiewicz responded to Spoljaric's concerns stating that after the recommendation from the Commission, these details will be addressed.

Motion: To send 1209-PUD-10 to the Westfield City Council with a positive recommendation.

Motion: Lehman; Second: Kingshill; Vote: 6-0

Case No. 1211-DP-14, 1211-SIT-10 & 1211-SPP-07
Petitioner Magnolia Springs
Description Ramsey Development, LLC; NE corner of Saddlehorn Drive and Carey Road; petitioner requests Primary Plat, Development Plan, and Site Plan review for a 50,000 SF long-term care facility on approximately 6 acres in the Bridgewater PUD District.

Clark reviewed the petition, stating that the project is fully compliant.

Hoover believes that this is a good use of the land and meets all requirements of existing PUD.

Clark stated that the access has been addressed since the last meeting.

Motion: To approve 1211-DP-14, 1211-SIT-10 & 1211-SPP-07 with the following condition:

- That all necessary approvals and permits be obtained from the Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: Hoover; Second: Spoljaric; Vote: 6-0

Case No. 1211-SPP-06
Petitioner Bridgewater Center at 146th Street
Description Throgmartin-Henke Development; Northeast corner of 146th Street and Carey Road; petitioner requests Primary Plat review for the Bridgewater Center on approximately 9.5 acres in the Bridgewater PUD District.

Miller reviewed the petition, stating that the proposal is compliant.

Motion: To approve 1211-SPP-06 as presented.

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: Kingshill; Second: Hoover; Vote: 7-0

Case No. 1212-PUD-13
Petitioner Andover PUD
Description Redwood Acquisition, LLC; Southeast corner of 186th Street and Shady Nook Road; petitioner requests an amendment to the Andover PUD to allow multi-family dwellings within Parcel G of the Andover PUD.

Clark introduced the project, stating that this request would allow multi-family in Parcel G, which currently only allows single family dwellings.

Mr. Russell Brown, Esq. reviewed the history of Andover, and presented further details of the proposed amendment, stating that the petitioner is not asking for any change in zoning, design, or other standards. He discussed details of the styles of the proposed housing.

Kingshill asked Brown to highlight the nine enhancements.

Brown highlighted the enhancements in the document under Exhibit 9.

A Public Hearing opened at 7:50 p.m.

Ms. Patricia Sickle expressed concern regarding whether they will have a street attached to Storror Way, building materials, and the number of buildings in the small space.

Mr. Daniel Sterm expressed concern regarding lack of amenities, increased traffic, foot traffic and crime in the adjacent neighborhood, and the architectural structure.

Ms. Suzanne Whitmer expressed concern about the additional units with not enough road way access. She also expressed concern that her building faces a field right now and with this proposal, she will be looking at the back of a building. She also asked what the “new” definition of “apartment” will be.

Mr. Jack Beheren requested a change to the proposed plan showing a street be extended west of 186th Street for safety reasons and construction traffic.

Mr. Mic Mead believes this is an undesirable proposal and does not believe it complies with the present Comprehensive Plan.

The Public Hearing closed at 8:00 p.m.

Brown responded to public hearing comments.

Kingshill and Hoover both suggested future neighborhood meetings.

Degnan asked for clarification regarding the open space.

Spoljaric has looked at other projects Redwood has developed and does not see anything so far that is a good fit for Andover.

Sanders asked if this is stick built construction.

Brown responded yes, it is stick built.

Mr. Jim Frey, Redwood, assured the Commission the petitioner wants to work with the City and staff to make this project work.

ADJOURNMENT (8:18 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.